



## **ANNUAL MEETING HELD; QUORUM NOT ACHIEVED;**

### **ADJOURNED MEETING PLANNED**

The Annual Membership Meeting was held on January 14, 2016, at 6PM, at the Goleta Valley Community Center. Unfortunately, there were only 84 units represented in person or by proxy (ninety were needed) so a quorum was not achieved. As in past years, those members present voted to hold an unofficial meeting and to allow the Board to use its proxies to ratify the decisions made at the Adjourned Meeting.

The Adjourned Meeting will be held on **February 11, 2016, at 6PM, in the Meeting Room at Bldg. 7610**. While all owners are welcome to attend, it is not necessary as the Board has enough proxies to ratify the decisions made at the January 14<sup>th</sup> unofficial meeting.

At the January 14<sup>th</sup> unofficial membership meeting, the following members were re-elected to the Board for another 2 years (Jaime Escobedo, Howard Lange, and Craig Nicholson). As mentioned, this election will become official upon the Board's ratification at the February 11<sup>th</sup> meeting.

### **SPECIAL BOARD MEETING PLANNED TO DRAFT REVISION OF GOV DOCS (February 8, 2016, at 6PM)**

The Board has scheduled a special board meeting (2/8/16, at 6PM, in the 7610 Meeting Rm) to review and updating the governing documents. This topic will be the only item on the agenda for this meeting. All owners are welcome.

February 5, 2016

### **DEHUMIDIFIER RECOMMENDED TO REDUCE MOISTURE**

If you live in a lower unit or part of your unit is built into a hillside, you are strongly recommended to get a dehumidifier to extract moisture out of the air. With the rains and high humidity, the lower units can get a musty or a "wet dog" smell. You are strongly suggested to use a de-humidifier, have a fan on to keep the air circulated, allow fresh air to come in and cross ventilate, keep the bathroom fan on long after your shower or bath is done, keep a light on inside your closet, and other similar actions to minimize trapped moisture. It is up to each unit owner to check and deal with moisture, mildew or mold damage inside his/her unit.

### **EUC TREES TO BE TREATED**

As part of the annual maintenance of the eucalyptus trees, Santa Barbara Pest Control will be fertilizing them with the systemic insecticide application to keep them healthy.

### **SECTION OF SEWER LINE AT 7630 TO BE REPAIRED**

Due to root intrusion in the sewer line at 7630 (by #121) going toward Hollister, the Association will be repairing it with the trenchless method. There will be several holes dug up at point of connection rather than a long trench. Work will be done by Beachside Plumbing and Maintenance.

### **HANDWEIGHTS MISSING FROM GYM**

There are several hand weights that have gone missing from the Exercise Room. The 5lbs, 15lbs, and 25lbs have disappeared. If you have "borrowed" these hand weights, please be

considerate to your neighbors and promptly return them. Thank you.

### **KEEP UTILITY DOORS CLOSED**

There are a few units that often leave their utility doors wide open where people can see their laundry machines or water heater closet. To keep your home looking in an attractive manner, please keep these doors closed. Additionally, these doors belong to the unit owners. If they need to be replaced, please make sure to use an exterior door.

### **CLUTTERED PATIOS & BALCONIES MAKE BUILDING UNSIGHTLY**

A patio or balcony is not meant to be used as a large storage space. Having a cluttered patio or balcony is an eyesore for those living nearby and makes the whole side of building look unsightly. Only patio furniture should be in a patio or balcony. Each owner is responsible to maintain the surface of his/her patio/balcony .

### **REPLACEMENT OF ENTRY SYSTEM PLANNED**

The latest news on the gate entry system is that the contractor is looking for a way to convert the data currently in the system to the new program. When all is done, there will only be a goose neck key pad and screen to operate. Your guests will be able to look you up and punch in your unit # which will directly connect you. From start to finish, the project may last up to a couple of weeks with the gates being in the open position. There will no longer be a directory with all names and corresponding unit #'s for the public to see. Thank you in advance for your patience.

### **BIKE RACKS TO BE PURGED IN THE SPRING TIME**

Thank you for using the bike racks. To minimize abandoned bicycles and to free up room for people to use, the bike racks will be purged sometime in the spring. Notices will be posted at various locations.

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or

send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If you can, please include a photo. Thank you.

### **PROCEDURES DEALING WITH LEAK FROM UNIT ABOVE**

Once in a while, if you live on the 1<sup>st</sup> or 2<sup>nd</sup> floor, you may experience a leak directly coming from the above unit. Usually, the leak happens in or around the bathroom. When this happens, please go upstairs and notify your neighbor to stop using the water and inspect the plumbing. Sometime, the leak is not very evident as it may be due from the shower or tub drain or ice maker or under your sink. Either way, for the unit receiving water, it might be wise to put a small hole (size of a pencil head) to drain the water. Of course, catch the water with a bucket. Or if the leak comes from the bathroom ceiling, a small hole above the tub might be best to allow water to drain straight into the tub. For the unit above, it would be wise to contact a plumbing contractor to have your unit checked. It would be up to the 2 unit owners to deal with each other regarding the damage that may occur. If you are unable to get a hold of the unit owners involved, please call Management to assist.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) Exterior maintenance may not always be the

Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY  
PRESSURE REGULATOR AND  
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO  
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

**NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**PLEASE CALL FOR FASTER RESPONSE  
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;  
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, February 11, 2016**, at 6PMish, right after the adjourned meeting. The meeting

will be held in the Meeting Room at 7160 Hollister Ave, Goleta. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

Prepared by: **BARTLEIN & COMPANY, INC.**  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)

 Bartlein  
& Company, Inc.